



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 20, 2014

Richard E. Mills
2951 Patrician Place
Mobile, AL 36695

Re: SUB2014-00096
Mills Family Division Subdivision
East side of Farver Lane at the West terminus of Jackson Drive
2 Lots / 3.2± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 16, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 25' minimum building setback line along Farve Lane on the Final Plat;
- 2) retention of the 25' minimum building setback line where the pole meets the flag on Lot 2 on the Final Plat;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Farver Lane, with the size, design and location to be approved by Mobile County Engineering Department and conform to AASHTO standards;
- 4) retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot 2 until additional public street frontage is provided;
- 6) placement of a note on the Final Plat stating that there shall be no future subdivision resulting in a lot less than 40,000 square feet unless improvements to water and sewer services are provided to allow a lot size that is compliant with Section V.D.2 of the Subdivision Regulations;
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, prior to the issuance of any permits or land disturbance activities;

Mills Family Division Subdivision
October 20, 2014

- 8) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 9) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering;
- 10) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."*; and
- 11) compliance with Engineering comments: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits."*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

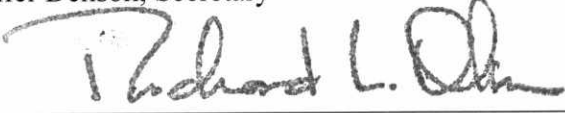
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Polysurveying and Engineering